



## 33 Overhill Court, Downend, Bristol, BS16 5DL

£995 PCM

**\*\*PLEASE DO NOT CALL TO BOOK AN APPOINTMENT. ALL ENQUIRIES MUST BE SUBMITTED VIA THE RIGHTMOVE ENQUIRY FORM, INCLUDING THE NAME AND DETAILS OF THE PROSPECTIVE TENANT(S), ALONG WITH EMPLOYMENT INFORMATION AND SALARIES. THIS IS REQUIRED TO HELP US ENSURE REFERENCING REQUIREMENTS ARE MET BEFORE VIEWINGS CAN BE ARRANGED\*\*.**

We are pleased to rent this fine one bedroom purpose built apartment. Situated on this popular development close to the amenities of Downend, Staple Hill and Fishponds, with good access to the Bristol City Centre and ring road making it a sought after location. The accommodation briefly comprises; hallway, spacious lounge, kitchen, double bedroom with fitted wardrobe and bathroom. The flat also benefits from double glazing and electric room heaters. Residents also benefit from a communal garden offering outdoor space to hang washing and enjoy the sunshine, we would strongly recommend a early viewing to avoid disappointment. Energy Rating E. Council Tax Band A.

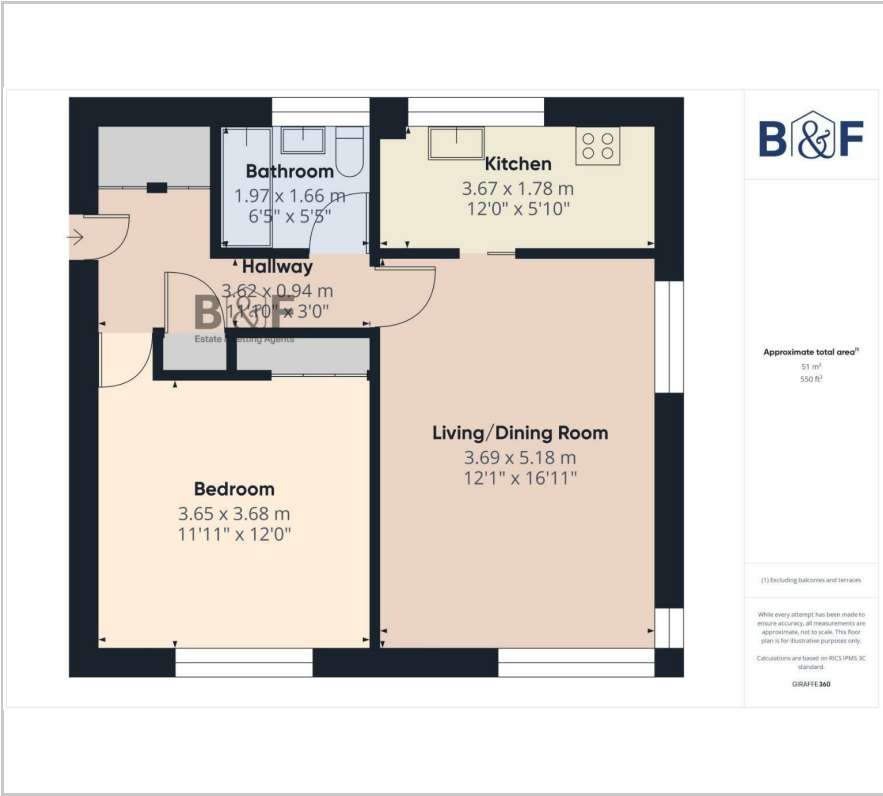
- Available December
- Top Floor Apartment
- Great Views
- One Bedroom
- Sought After Location
- Energy Rating E

### Viewing

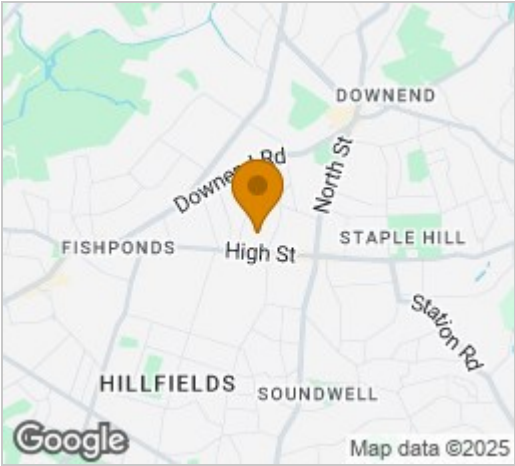
Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.